

Indianapolis Ave

Grant St

± 37.90
Acres
Available

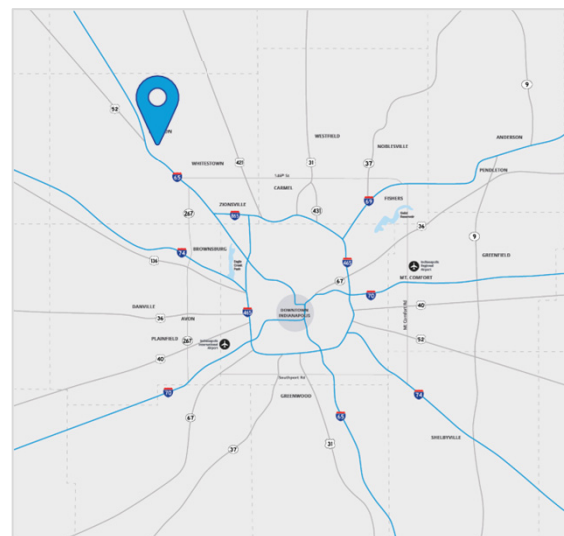
For Sale | Lease | BTS

Heavy Industrial Development Land

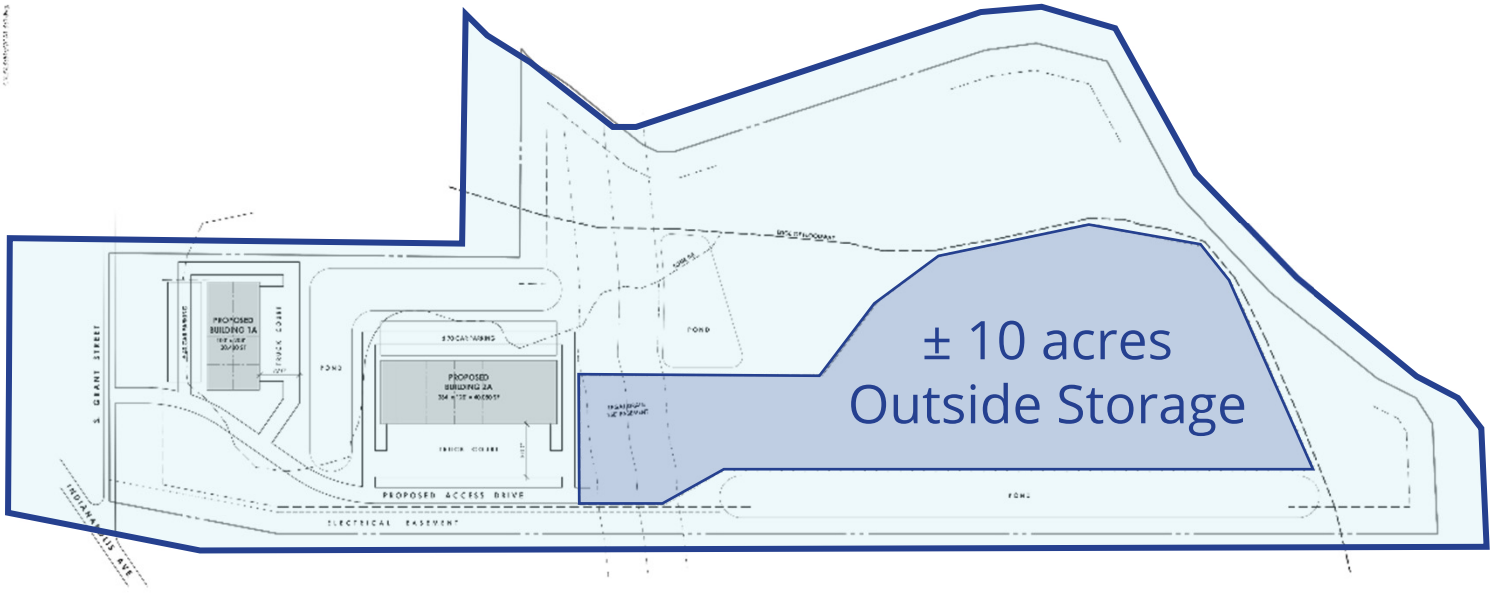
615 Grant St
Lebanon, IN 46052

Property Highlights

- ± 37.90 acres available
- Zoned Planned Business
 - Truck & trailer parking permitted
 - Other heavy industrial outdoor storage uses permitted
- Great proximity to I-65
- 2.5 miles from the new LEAP Lebanon Innovation District
- Exceptional access to Indianapolis, Chicago, + 5 major interstate systems via I-65 and Lebanon's three interchanges (SR 32, SR 39 & Indianapolis Ave)
- Only 30 minutes to Indy's CBD, Indianapolis International Airport, and Lafayette
- Price Subject to Offer



Proposed Site Plan





Get to Know Lebanon

The City of Lebanon is the county seat for Boone County, a primary central Indiana location and community. Lebanon is located in the northwest industrial submarket of the Indianapolis MSA along the prominent I-65 corridor between Chicago & Indianapolis, two of the largest cities in the Midwest. This location puts Lebanon within a 1-day drive to 75% of the U.S. & Canadian populations.

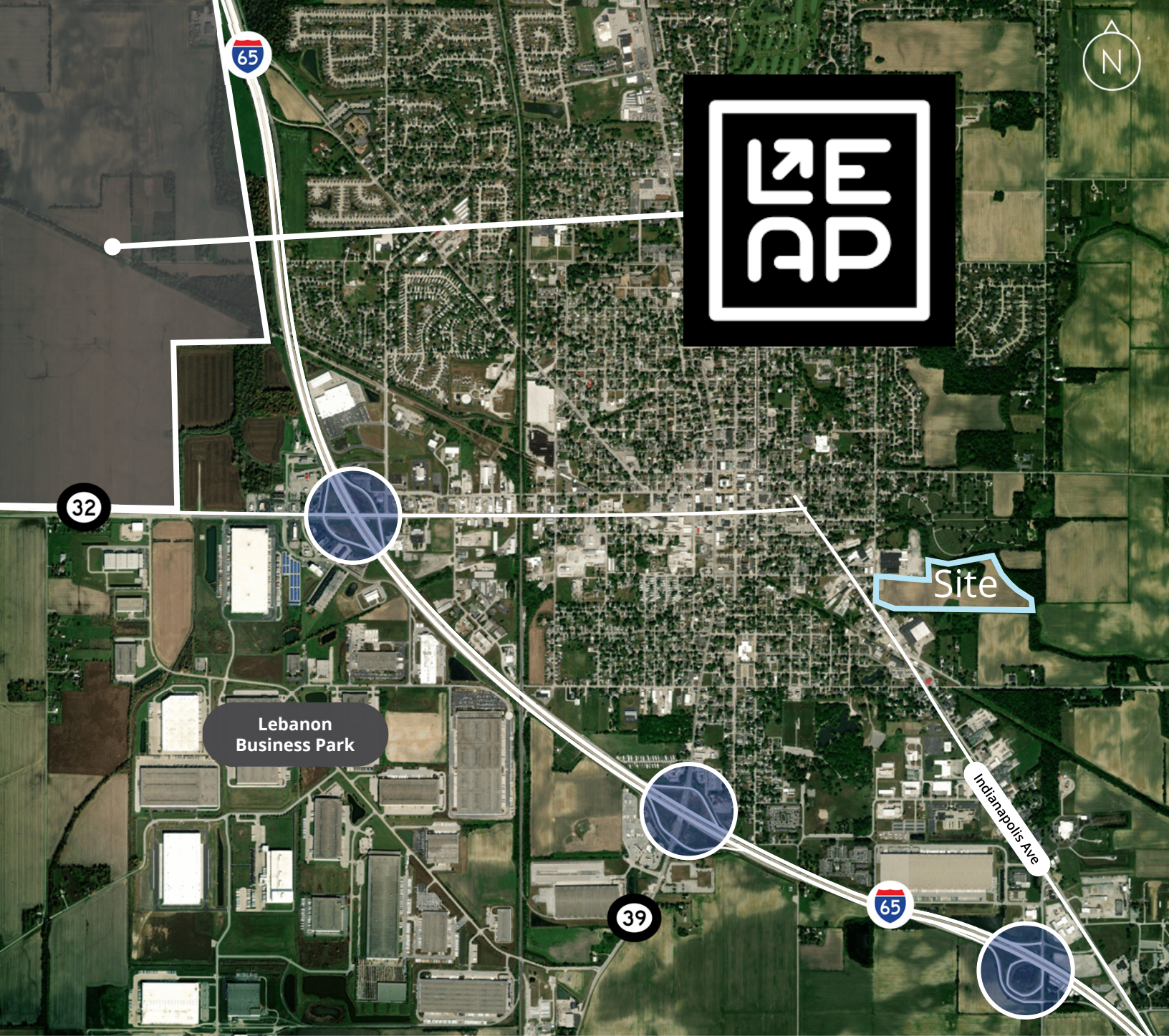
The northwest industrial submarket of Indianapolis in the second largest submarket in the MSA. Lebanon Has attracted numerous corporations totaling millions of SF to it community due to a strong labor force, proximity to Indianapolis, access to I-65, and business-friendly reputation.

Interstate Accessibility

	Miles
I-65 North	1.3
I-74 West	12.0
I-69 North	26.7
I-70 West	26.7
I-69 South	31.9
I-65 South	33.4
I-70 East	33.6
I-74 East	38.1

Demographics

	3 Mile	5 Mile	10 Mile
Population 2023	17,838	19,794	50,075
Population Projected 2028	18,653	20,813	53,892
Average HH Income	\$91,491	\$94,050	\$124,835
Total Households 2023	7,574	8,322	19,211
Households Project 2028	7,998	8,833	20,850



LEAP Lebanon Innovation District

At full build, LEAP Lebanon will be home to hundreds of companies, employing over 50,000 employees at industry-leading companies devoted to boundary-breaking projects in life sciences, microelectronics, ag-tech, clean tech, electrification and EV innovation. The District will advance research that creates knowledge and jobs together, providing a unique space for cross pollination and collaboration between R&D labs and advanced manufacturing.

Source - <https://www.iedc.in.gov/leap-lebanon>

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